

SURVEY LEGEND

	SUBJECT PROPERTY LINE		COVERED CONC.
	ELECTRICAL LINE		WATER METER
	CHAINLINK FENCE		WATER VALVE
	WOOD FENCE		FIRE HYDRANT
	BARBWIRE FENCE		ELECTRIC METER
	DRAINAGE EASEMENT		POWER POLE
	ELECTRICAL EASEMENT		TRANSFORMER
	RIGHT-OF-WAY EASEMENT		GAS METER
	UTILITY EASEMENT		PROPANE TANK
	ORDINANCE BUILDING LINE		SANITARY MANHOLE
	PLATTED BUILDING LINE		STORM MANHOLE
	RESTRICTION BUILDING LINE		SEPTIC TANK
	5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" SET		TELEPHONE PEDESTAL
	5/8" IRON ROD FOUND		POINT FOR CORNER
	1/2" IRON ROD FOUND		
	5/8" SQUARE ROD FOUND		

Survey Notes:

1). The bearing basis of this survey is S 85°13'39" E as recorded in Volume H, Page 721 of the B.C.O.R.

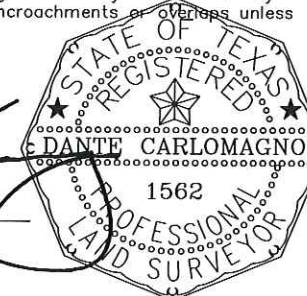
2). Drawing Scale is 1"=30'

3). Technician: S.Peevey; Field Crew: G.B.

4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0195E, Dated: May 16, 2012.

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Dante Carlomagno
Registered Professional
Land Surveyor, Number 1562



PLAT OF SURVEY

LOT No.: 20' ALLEY ACREAGE: 0.1148 ACRES

BLOCK No.: ONE HUNDRED THIRTY-FIVE (135)

SUBDIVISION: CITY OF BRYAN TOWNSITE, H/721

STREET ADDRESS: WEST 31ST STREET AND SOUTH SIMS AVENUE

CITY: BRYAN COUNTY: BRAZOS

SURVEYED FOR: GUADALUPE ARREDANDO

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

Carlomagno Surveying, Inc.

2714 Finfeather Road, Bryan, Texas 77801
PHONE: (979)775-2873 FAX: (979)775-4787
Firm No. 100348-00 www.CarlomagnoSurveying.com



LOT 10
BLOCK 135

LOT 9
BLOCK 135

LOT 8
BLOCK 135

LOT 7
BLOCK 135

LOT 6
BLOCK 135

5/8" IRON ROD FOUND
FOR REFERENCE BEARS:
S 42°31'44" W 0.63'

P.O.B.

S 85°13'39" E 150.20'

GRAVEL DRIVE

0.1148 ACRES

L1

L2

97

L3

S SIMS AV
(80' R.O.W.)

L5

L4

N 85°13'39" W 125.00'

5/8" SQUARE ROD FOUND
FOR REFERENCE BEARS:
N 34°26'25" W 0.58'

5/8" IRON ROD FOUND
FOR REFERENCE BEARS:
S 67°51'48" W 0.95'

GUADALUPE & DELORIE
ARREDONDO
PARTS OF LOTS 3-5
3274/94

S PARKER AV
(80' R.O.W.)

JENARO
HERNANDEZ-MALDONALDO
LOT 1 AND PART OF 2
BLOCK 135
5512/212

ELIZABETH HERNANDEZ
PARTS OF LOT 2 & 3
BLOCK 135
7442/5

LINE	DISTANCE	BEARING
L1	50.15'	S 85°16'12" E
L2	49.85'	S 85°11'05" E
L3	20.00'	S 04°46'21" W
L4	62.50'	N 85°14'47" W
L5	62.48'	N 85°02'18" W
L6	19.82'	N 04°08'43" E

ZANE ANDERSON
PARTS OF LOTS 3-5
BLOCK 135
3216/52

W 31ST STREET
(80' R.O.W.)

P.O.B. = POINT OF BEGINNING

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Firm No. 100348-00

www.CarlomagnoSurveying.com

File Name: 16091-ALLEY.dwg

Survey Date: 05/04/2016

Plot Date: 05/09/2016

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING

LINE	DISTANCE	BEARING
L1	9.91'	N 04°08'43" E
L2	9.91'	N 04°08'43" E
L3	50.20'	S 85°13'39" E
L4	50.00'	S 85°13'39" E
L5	50.00'	S 85°13'39" E
L6	50.15'	S 85°16'12" E
L7	49.85'	S 85°11'05" E
L8	10.00'	S 04°46'21" W

LINE	DISTANCE	BEARING
L9	10.00'	S 04°46'21" W
L10	62.50'	N 85°14'47" W
L11	62.48'	N 85°02'18" W
L12	124.99'	N 85°12'22" W
L13	49.85'	N 85°12'22" W
L14	50.14'	N 85°12'22" W
L15	50.00'	N 85°12'22" W
L16	50.00'	N 85°12'22" W

LINE	DISTANCE	BEARING
L17	50.10'	N 85°12'22" W
L18	62.50'	N 85°12'22" W
L19	62.60'	N 85°12'22" W
L20	9.93'	S 04°43'17" W
L21	9.94'	S 04°44'22" W
L22	9.96'	S 04°45'28" W
L23	10.02'	S 04°47'51" W
L24	10.05'	S 04°50'19" W
L25	10.09'	S 04°51'38" W

SURVEY LEGEND

- SUBJECT PROPERTY LINE
 ELECTRICAL LINE
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 WOOD FENCE
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